Parcel No. 522R

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 304 day of System

Edison Development Company, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinoise

Pidrak party of the first part, and Marc Friduss and Carrie Beides. his wife, party of the second party

WITNESSETH, that the said party of the first part, for and in consideration of the king

of Ten (\$10.00) Dollars and other good and valuable considerations, in hand paid by the

Reparty of the second part, the receipt whereof is hereby acknowledged, and pursuant to

authority of the Board of Directors of said corporation, by these presents does REMISE.

RELEASE, ALIEN AND CONVEY unto the said party of the second part, in JOINT

TENANCY, and not in Tenancy in common, and the following described land, situated in the

County of Cook and State of Illinois known and described as follows, to-wit:

### PARCEL 1:

4

œ

 $\infty$ 

5

U

2011

Unit Number 1106 in the Gold Coast Condominium as defineated on a survey of the following described Real Estate: The West 14 feet of Lot 4 and all of Lots 5 to 1 Dorman's subdivision of Lot 1 (except the West 50 feet thereof) in Krauss' subdivision of the North Half of Block 1 in Canal Trustees' subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Thira Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 91433270, together with its undivided percentage morest in the common elements, in Cook County, Illinois.

#### PARCEL 2:

Unit West 39 in the Gold Coast Condominium, as delineated on a survey of the following described Real Estate: The West 14 feet of Lot 4 and all of Lots 5 to 11, in Dorman's subdivision of Lot 1 (except the West 50 feet thereof) in Krauss' subdivision of the North Half of Block ! in Canal Trustees' subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 91433270. together with its undivided percentage interest in the common elements, in Cook County, Illinois.

CODE COUNTY, ILLINOIS

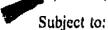
1994 DCT -5 PM 12: 02

94862235

ග

**C** 

Property of Cook County Clerk's Office



1. General real estate taxes for 1994 and subsequent years;

- 2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded as Document Number 91433270.
- 3. Encroachment of building located mainly on the land:
  - a) West and adjoining over onto the land ranging from 0.23 feet to 0.66 feet (various locations)
  - b) East and adjoining over onto the land ranging from 0.02 feet to 0.06 feet (various locations)
  - c) (Brick Wall) west and adjoining by 0.25 feet;
- 4. Encroachment of building located mainly on the land west and adjoining over onto the land by 0.46 feet (on the 5th floor) and by 0.42 feet (on the 4tr. floor), as disclosed by condominium survey, recorded as Document 91435270.
- 5. Encroac'ment of brick located mainly on the land over onto the land south by 0.45 fee', as disclosed by condominium survey, recorded as Document 91433270,

Address of Property. 7t E. Division Street, Unit 1106, Chicago, Illinois 60610 Tax I.D. Number: 17-03-200-080-1048 and 17-03-200-080-1112

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does warrant to the party of the second part, their heirs and assigns that it has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above; and said party of the first part covenants that it will defend said premises to the extent of the warranties made herein against the lawful claims of all persons.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

we make the mine the time and the mine to be	mental to many branching of the class
President, and attested by its Assistant Secretary, the day and year first above written.	
	EDISON DEVELOPMENT COMPANY
	Ву
	Vice President
CO <sub>A</sub>	Attest: Assistant Secretary
	<i>U</i>
This instrument was preserved by Diane Signer on behalf of Edison Development Company, One First National Plaza, Chicago, Illinois 60670.	
DRS:mra/swinelgner/triduss	
STATE OF ILLINOIS ) ) SS	
COUNTY OF COOK )	
I, Diane R. Signer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. J. MANNING personally known to me to be the Vice President of the corporation, and R. R. MIGELY personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument oppeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.  GIVEN under my hand and official seal this 30 th day of September.  GIVEN under my hand and official seal this 30 th day of September.  GIVEN under my hand and official seal this 30 th day of September.	
Notary Public, State of Illinois My Commission Expires 12/15/96	Notary Public
My Commission Expires: Dec 15, 1996	
Ponald P. Roman Histor	BOX 333-CTI
Chicagi was	
Thicagi was MITTED Chicagi was MITTED	

Property of County Clerk's Office

The second of th

Marian de la Companya de la Companya